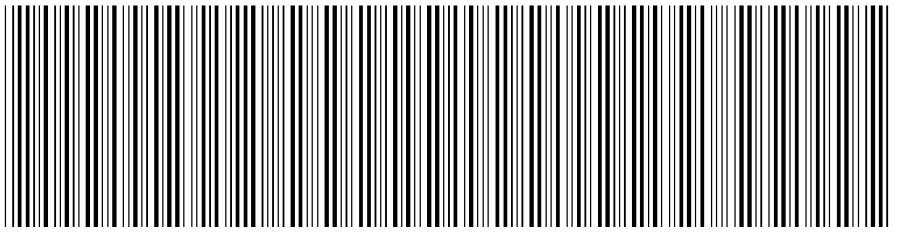


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2024123000409002001E7720

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2024123000409002

Document Date: 12-27-2024

Preparation Date: 12-30-2024

Document Type: DEED

Document Page Count: 5

PRESENTER:

ON-LINE ABSTRACT, LTD.
1399 FRANKLIN AVENUE
SUITE 202
GARDEN CITY, NY 11530
888-856-4438
MREEVES@ONLINEABSTRACTTITLE.COM

RETURN TO:

ON-LINE ABSTRACT, LTD.
1399 FRANKLIN AVENUE
SUITE 202
GARDEN CITY, NY 11530
888-856-4438
MREEVES@ONLINEABSTRACTTITLE.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	2575	245	Entire Lot	49-15 MASPETH AVENUE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

XPO LOGISTICS FREIGHT, INC.
2211 OLD EARHART ROAD
ANN ARBOR, MI 48105

GRANTEE/BUYER:

TERRENO MASPETH AVE, LLC
402 WEST 13TH STREET, 3RD FLOOR
NEW YORK, NY 10014

Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 62.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 1,313,812.50

NYS Real Estate Transfer Tax:

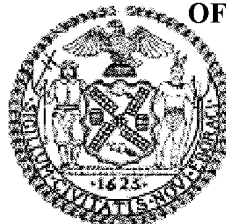
\$ 325,325.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 01-03-2025 15:38

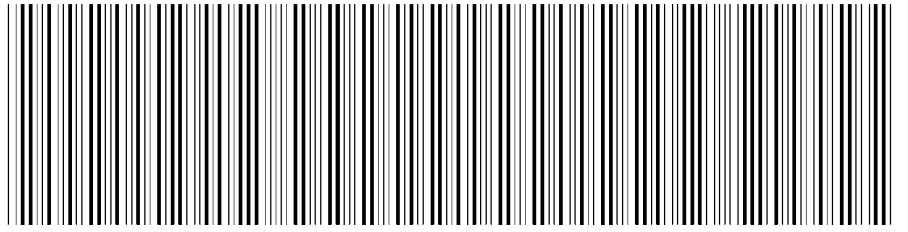
City Register File No.(CRFN):
202500002848



Colette McChia-Jacques

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2024123000409002001C75A0

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 7

Document ID: 2024123000409002
Document Type: DEED

Document Date: 12-27-2024

Preparation Date: 12-30-2024

PARTIES

GRANTOR/SELLER:
F/K/A CON-WAY FREIGHT INC.
2211 OLD EARHART ROAD
ANN ARBOR, MI 48105

BARGAIN AND SALE DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

XPO Logistics Freight, Inc. formerly known as Con-Way Freight Inc., a Delaware corporation with offices at 2211 Old Earhart Road, Ann Arbor, Michigan 48105 (the "Grantor"), for good and valuable consideration received to its full satisfaction of **Terreno Maspeth Ave, LLC**, a Delaware limited liability company with offices at 402 W 13th St., 3rd Floor, New York, New York 10014 (the "Grantee"), does hereby give, grant, bargain, sell and convey unto the Grantee, its successors and assigns forever, all that certain piece or parcel of land more particularly set forth and described in Exhibit A attached hereto and made a part hereof, together with all improvements and fixtures thereon and all easements, covenants and rights appurtenant thereto.

TO HAVE AND TO HOLD the premises hereby conveyed, with the appurtenances thereof, to the Grantee and unto the Grantee's successors and assigns forever, to its and their own proper use and behoof;

AND ALSO, the Grantor does, for itself and its successors and assigns, covenant with the Grantee, its successors and assigns, that said premises are free from all encumbrances made or suffered by the Grantor, except as is set forth in Exhibit A;

AND ALSO, Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose;

AND FURTHERMORE, the Grantor does by these presents bind itself and its successors and assigns forever, to warrant and defend the premises hereby conveyed to the Grantee, its successors and assigns against the claims and demands made or suffered by the Grantor, except as aforesaid, but against none other.

IN WITNESS WHEREOF, the undersigned has executed this deed ^{as of} this 27 day of December, 2024.

Witnesses:

Erica Rivera
Erica Rivera
Gianna D'Ambrosio
Gianna D'Ambrosio

XPO LOGISTICS FREIGHT, INC. formerly known as CON-WAY FREIGHT INC. a Delaware corporation

By: [Signature]
Name: Kyle Wismans
Title: Chief Financial Officer

STATE OF CONNECTICUT)

) ss.: Greenwich

COUNTY OF FAIRFIELD)

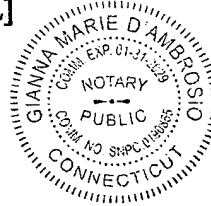
The foregoing instrument was acknowledged before me this 26 day of December, 2024, by Kyle Wismans, the Chief Financial Officer of XPO LOGISTICS FREIGHT, INC. formerly known as CON-WAY FREIGHT INC., a Delaware corporation, on behalf of the corporation.



Gianna D'Ambrosio
Notary Public

My Commission Expires: 1/31/29

[SEAL]



[Acknowledgement to Bargain and Sale Deed]

Record + Return:
Morici + Morici, LLP
60 E. 42nd Street
Suite 3410
New York, NY 10165

Exhibit A
Property Description

ALL that certain plot piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Northerly side of Maspeth Avenue with the Westerly side of Railroad Place (49th Lane)(49th Place) which is also the interior point on the Northerly line of a certain right of way as created in a declaration recorded on October 21st, 1964 in Liber 7708 Page 112, which point is distant the following two courses and distances from the corner formed by the intersection of the Westerly side of Page Place, 70 feet wide, with the northwesterly side of Maspeth Avenue, 66 feet wide;

1. Southwesterly along the prolongation Southwesterly of the said Northwesterly side of Maspeth Avenue, a distance of 42.58 feet;
2. Westerly along the Northerly line of said Maspeth Avenue and along a line which on its northerly side forms an angle of 142 degrees 45 minutes 46 seconds with the preceding course, 343.46 feet to the point or place of beginning of the premises being described.

RUNNING THENCE from said point of beginning running Westerly along the Northerly side of Maspeth Avenue, 277.57 feet;

THENCE Northerly at right angles to said Northerly side of Maspeth Avenue and at right angles to the preceding course, 408.80 feet;

THENCE Easterly at right angles to the preceding course and parallel with the Northerly side of said Maspeth Avenue, 148.01 feet;

THENCE Southerly at right angles to the proceeding course, 6.90 feet;

THENCE Northeasterly along a line forming an exterior angle of 48 degrees 00 minutes 46 seconds with the proceeding course, 23.76 feet;

THENCE Easterly along a line forming an interior angle of 138 degrees 00 minutes 46 seconds with the preceding course and again parallel with the northerly side of said Maspeth Avenue, 111.90 feet to the Westerly side of Railroad Place;

THENCE Southerly at right angles to the preceding course and along the Westerly side of Railroad Place, 417.80 feet to the point or place of BEGINNING.

The disposition of the property described herein was made in the usual or regular course of the business of the Grantor.

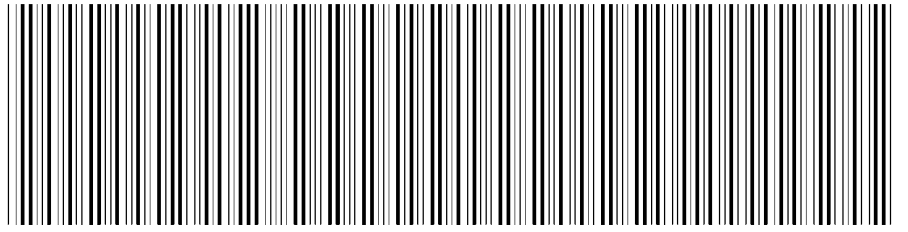
The premises is subject to the following:

1. Any state of facts on that survey of the Premises prepared by NV5 Real Estate Transaction Services, dated 10/5/2023, last revised 12/19/2024.
2. Any effect of the fact that the Premises or a portion thereof is or may be located in an area that qualifies for government subsidized insurance under the National Flood Insurance Act of 1968, as amended, and the maps promulgated or to be promulgated pursuant thereto.
3. Standard or general exceptions contained in the ALTA Owner's Policy of Title Insurance.
4. Any minor variations between the descriptions of the premises set forth above and the tax map description of the premises.
5. Rights of F. W. Webb Company pursuant to a certain lease agreement dated August 29, 2024, evidenced by a certain Memorandum of Lease recorded on even date herewith.
6. Any and all liens, encumbrances or other matters resulting solely from the performance of any inspections, tests, work or other activities with respect to the Premises by or on behalf of Grantee.
7. Any and all provisions of any ordinance, municipal regulation, or public or private law, including, but not limited to, zoning, health, inland wetlands and water courses laws, building and planning laws, rules and regulations as established in and for the City of New York, County of Queens, State of New York.
8. Public improvement assessments, and/or any unpaid installments thereof, which assessments and/or installments become due and payable after the date of the delivery of the deed, which assessments and/or installments Grantee assumes and agree to pay as part of the consideration for this deed.
9. City of New York and County of Queens taxes hereafter becoming due and payable, which taxes Grantee assumes and agrees to pay as part of the consideration for this deed.
10. Riparian rights of others in and to the water courses traversing and lying within said premises.
11. Right of Way contained in Declaration of Easement recorded on 10/21/1964 in Liber 7708 Cp 112.
12. Right of Way contained in Correction Deed recorded on 3/31/1965 in Liber 7762 Cp 42.

13. Right of Way contained in Declaration of Easement recorded on 9/27/1965 in Liber 7826 Cp 408.
14. Electric Easement granted to Consolidated Edison Company of New York, Inc. contained in Easement Grant recorded 1/19/1965 in Liber 7739 Cp 187.
15. Gas Easement recorded on 6/21/1965 in Liber 7790 Cp 52.
16. Electric Easement recorded on 9/17/1965 in Liber 7824 Cp 36.

Commonly known as 49-15 Maspeth Avenue, Maspeth, NY 11378
Borough: 4; Block 02575; Lot: 0245

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2024123000409002001SB9A1

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2024123000409002
Document Type: DEED

Document Date: 12-27-2024

Preparation Date: 12-30-2024

ASSOCIATED TAX FORM ID: 2024122300378

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

3

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page

C5. CRFN



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 49-15 MASPETH AVENUE QUEENS 11378
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name TERRENO MASPETH AVE, LLC
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
 Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form) LAST NAME / COMPANY FIRST NAME STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

6. Ownership Type is Condominium
 7. New Construction on Vacant Land

8. Seller Name XPO LOGISTICS FREIGHT, INC.
 LAST NAME / COMPANY FIRST NAME

F/K/A CON-WAY FREIGHT INC.
 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date 12 / 9 / 2024
 Month Day Year

11. Date of Sale / Transfer 12 / 27 / 2024
 Month Day Year

12. Full Sale Price \$ 5,000,500.00
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A Sale Between Relatives or Former Relatives
 B Sale Between Related Companies or Partners in Business
 C One of the Buyers is also a Seller
 D Buyer or Seller is Government Agency or Lending Institution
 E Deed Type not Warranty or Bargain and Sale (Specify Below)
 F Sale of Fractional or Less than Fee Interest (Specify Below)
 G Significant Change in Property Between Taxable Status and Sale Dates
 H Sale of Business is Included in Sale Price
 I Other Unusual Factors Affecting Sale Price (Specify Below)
 J None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill


15. Building Class E, 1

16. Total Assessed Value (of all parcels in transfer) 273,870.00

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 QUEENS 2575 245

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

 BUYER SIGNATURE		DATE		MORICI, JR. LAST NAME		BUYER'S ATTORNEY		MICHAEL FIRST NAME	
402 WEST 13TH STREET 3RD FLOOR				212 AREA CODE		687-6050 TELEPHONE NUMBER			
NEW YORK STREET NUMBER		NY STATE		10014 ZIP CODE		F/K/A CON-WAY FREIGHT INC. SELLER		XPO LOGISTICS FREIGHT, INC.	
CITY OR TOWN		STATE		ZIP CODE		SELLER SIGNATURE Kyle Wismans Chief Financial Officer		DATE	

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER			BUYER'S ATTORNEY		
BUYER SIGNATURE 402 WEST 13TH STREET 3RD FLOOR		DATE	MORICI, JR.		MICHAEL
STREET NUMBER NEW YORK		STREET NAME (AFTER SALE)	LAST NAME 212	FIRST NAME 687-6050	
CITY OR TOWN	STATE NY	ZIP CODE 10014	AREA CODE	TELEPHONE NUMBER SELLER	DATE
			XPO LOGISTICS-FREIGHT, INC.*		
			SELLER SIGNATURE Kyle Wismans Chief Financial Officer		
			*F/K/A CON-WAY FREIGHT INC.		